



Zionsville Community Development Corporation (ZCDC)

Assistance Inquiry Form

Business Name: _____

Address: _____

Primary Contact: _____

Contact's Phone Number & email: _____

Requested Assistance Amount: \$ _____

In the following table, please list all other County, State, and/or Federal programs to which the business has applied for Covid-related financial assistance:

Program	Date of Application	Amount of Request	Current Status: Granted, Denied, Pending, Other

Please provide a brief description of the reason for the requested assistance and how the monies would be utilized (Provide additional pages as needed.):

This form and any additional materials you choose to submit should be emailed to communitydevelopment@zionsville-in.gov or mailed to:

Community Development Corporation
Attn: Wayne DeLong
10855 Creek Way
Zionsville, IN 46077

Location (Site identifier)

Lot Number / Address (if site is identified): _____

Acreage needed / preferred location (if site is not identified): _____

Unique infrastructure needs (does operation use/need access to a significant amount of water, electric, gas, fiber,):

Investment

Intended initial investment (at opening), real property: _____

Intended initial investment (at opening), personal property: _____

Real property, additional investment over 10 years (from open): _____

Personal property, additional investment over 10 years (from open): _____

Building / improvement details

Size of building (gross): _____ Height of building: _____

Number of floors: _____ Number of loading docks: _____

Size of warehouse component: (if applicable): _____

Size of office component: (if applicable): _____

Size of showroom/ retail component (if applicable): _____

Operation

Is this a start-up of a new operation? _____

Is this a relocation of an existing operation? _____

If relocation, what is current location? _____

If consolidating, what are the additional locations? _____

Number of employees, at opening: _____

Anticipated average wages: _____

Number of new employees anticipated on 10 year horizon: _____

Anticipated customers / visitor trips to the building, per week: _____

Intended occupancy date: _____

08 March 2021

ZCDC GRANT REQUEST EXECUTIVE SUMMARY

135 South Main Street | Topsy Mermaid

Owner: Greg Merrell
Operator: Shari Jenkins

OVERVIEW

The Topsy Mermaid project is a new 92 seat restaurant made possible by the renovation and expansion of the existing 135 South Main Street. The project is a result of a shared vision to re-establish the historic property to its full potential, producing a vibrant lunch and dinner restaurant use. This will result in increased tax revenues to the town while improving parking, health safety and creating additional regional customers that will directly contribute to the town's cultural tourism initiative.

The project repurposes an important and historic main street property, bringing an underutilized and challenged building, originally constructed as a single family home, into service for a current, efficient and vibrant main street restaurant use. To do so, challenges with the property and health and life safety considerations for the building and site have created unforeseen financial challenges to its development.

The project will provide for up to 92 indoor and outdoor dining seats, a new fully functional commercial kitchen, new and additional on-site parking, sewer and fire protection infrastructure associated with the restaurant use. These elements, all new, are not part of the original structure.

GRANT REQUEST BACKGROUND

Health and life safety requirements that will position the property as an attractive, functional and sustainable asset to Main Street and the community carry a heavy financial burden. The project will include a significant grease trap and sanitary sewer discharge system for the commercial kitchen, improvements to stormwater discharge as the new parking spaces are developed abutting the alley right of way, and providing enhanced fire safety for a century old wooden house originally constructed as a residence.

The applicant is seeking assistance to help cover the costs of these elements, which are significant given the limited size of the property. The overall project cost is currently projected at \$1.2mm. Funding assistance, which will activate this significant Main Street location with a vibrant use, is projected to be more than offset by increased tax revenues, projected over 10 years, that will be made possible in part by the fulfillment of the grant request.

Preliminary numbers suggest over a ten-year life net increase in tax revenues to the town will be in the range of a quarter million dollars when considering food and beverage tax, real and personal property tax and new employment income tax. More detailed costs will be provided with the application.

08-Apr-22

135 SOUTH MAIN STREET | TIPSY MERMAID**GRANT REQUEST SUMMARY****OVERVIEW**

THE TIPSY MERMAID PROJECT IS THE RESULT OF A SHARED VISION TO RE-ESTABLISH THE HISTORIC 135 SOUTH MAIN STREET PROPERTY TO ITS FULL POTENTIAL, PRODUCING DIRECT TAX REVENUE BENEFIT TO THE TOWN, AS WELL AS CREATING ADDITIONAL CUSTOMER DRAW THAT WILL DIRECTLY CONTRIBUTE TO THE TOWN'S CULTURAL TOURISM INITIATIVE.

THE PROJECT REPURPOSES AN IMPORTANT AND HISTORIC MAIN STREET PROPERTY, BRINGING AN UNDERUTILIZED AND CHALLENGED BUILDING, ORIGINALLY CONSTRUCTED AS A SINGLE FAMILY HOME, INTO SERVICE FOR A CURRENT, EFFICIENT AND VIBRANT MAIN STREET RESTAURANT USE. TO DO SO, CHALLENGES WITH THE PROPERTY AND HEALTH AND LIFE SAFETY CONSIDERATIONS FOR THE BUILDING AND SITE HAVE CREATED UNFORSEEN FINANCIAL CHALLENGES TO ITS DEVELOPMENT.

INCREASED TAX REVENUE TO THE TOWN FROM THE PROJECT, PROJECTED OVER 10 YEARS, MADE POSSIBLE IN PART BY THE FULLFILLMENT OF THE GRANT REQUEST, WILL POTENTIALLY BE NEARLY \$3.00 TO EACH DOLLAR OF THE CDC GRANT.

OVERVIEW OF NEED TO BE SUPPORTED WITH CDC GRANTREPRESENTATIVE
AMOUNT**GREASE TRAP / SANITARY SEWER IMPROVEMENTS****55,000**

THE EXISTING/FORMER RESTAURANT USE EMPLOYED A MODEST UNDER CABINET GREASE TRAP FOR ITS 3 BAY SINK. TO PUT THE BUILDING INTO FULL SERVICE RESTAURANT OPERATION, THE PROJECT WILL EMPLOY A 1,000 GALLON, SITE CONSTRUCTED GREASE TRAP TO PROVIDE OPTIMAL CONTROL OF SANITARY SEWER DISCHARGE. AMOUNT IDENTIFIED REFLECTS GREASE TRAP AND ASSOCIATED COSTS WITH IMPROVED SANITARY SEWER SYSTEM FOR THE PROPERTY.

IMPROVED PARKING & STORMWATER MANAGEMENT**\$ 35,000**

THE EXISTING/FORMER RESTAURANT USE HAD (6) NON-COMPLYING PARKING SPACES AND SURFACE DRAINAGE FROM THE SITE TO ADJACENT PUBLIC WAY. THE PROJECT WILL CONSTRUCT (10) COMPLYING SPACES WITH STORMWATER MANAGEMENT DISCHARGE IN ACCORDANCE WITH LOCAL ORDINANCES.

NEW & ADDITIONAL PARKING SPACES IN THE VILLAGE BUSINESS DISTRICT WILL IMPROVE LOCAL PARKING DEMAND. ALTHOUGH THE PROJECT FALLS BELOW THE 10,000 SF THRESHOLD OF THE LOCAL STORMWATER ORDINANCE, THE PROJECT WILL ENDEAVOR TO EMPLOY BEST PRACTICES FOR STORMWATER MANAGEMENT.

AMOUNT IDENTIFIED REFLECTS ANTICIPATED STORMWATER MANAGEMENT COSTS

BUILDING FIRE PROTECTION**\$ 35,000**

THE EXISTING/FORMER RESTAURANT USE DID NOT EMPLOY A FIRE PROTECTION SYSTEM FOR THE KITCHEN EQUIPMENT AREA OR ANY OF THE COMBUSTIBLE WOOD STRUCTURE. COMMERCIAL KITCHENS ARE KNOWN TO BE A HIGH FIRE HAZARD SPACES. THE PROJECT SEEKS TO INCLUDE AN ELECTRIVE WET PIPE SPRINKER SYSTEM IN ADDITION TO THE REQUIRED ANSEL SYSTEM FOR THE KITCHEN HOOD TO AFFORD OPTIMAL PROTECTION TO THE BUILDING, ITS OCCUPANTS AND ADJACENT PROPERTIES.

TOTAL REQUEST (EXCLUSIVE OF FAÇADE GRANT)**\$ 125,000**



The **TIPSY MERMAID**
135 South Main Street Zionsville, Indiana

19 FEBRUARY 2022

BASIS OF DESIGN

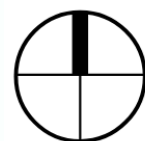
APPROVED PROJECT
STATUS

PROPOSED REVISION

DAVID RAUSCH STUDIO
Architecture & Interiors
THE ART of BUILDING™

18 FEBRUARY 2022

PRELIMINARY & DELIBERATIVE



LOCATION PLAN PRELIMINARY & DELIBERATIVE

PROJECT CHALLENGES & DISCOVERIES

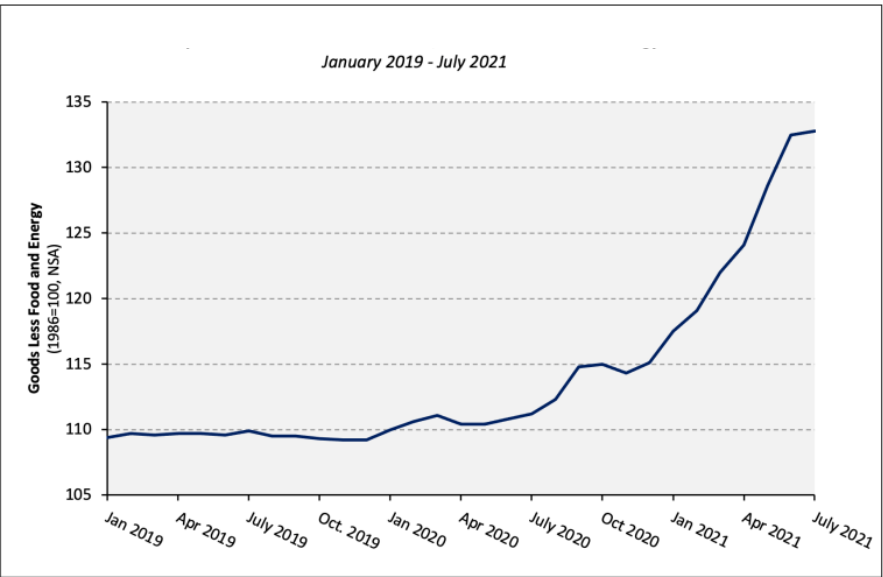
FOUNDATION DETERIORATION & INADEQUACY (OLD PORCH WITH NO FOUNDATION)

BUILDING INFRASTRUCTURE: ELECTRICAL / ROTTED PLUMBING / NON ADAPTABLE HVAC /
SANITARY SEWER

2ND FLOOR USE LIMITATION (BUILDING CODES)

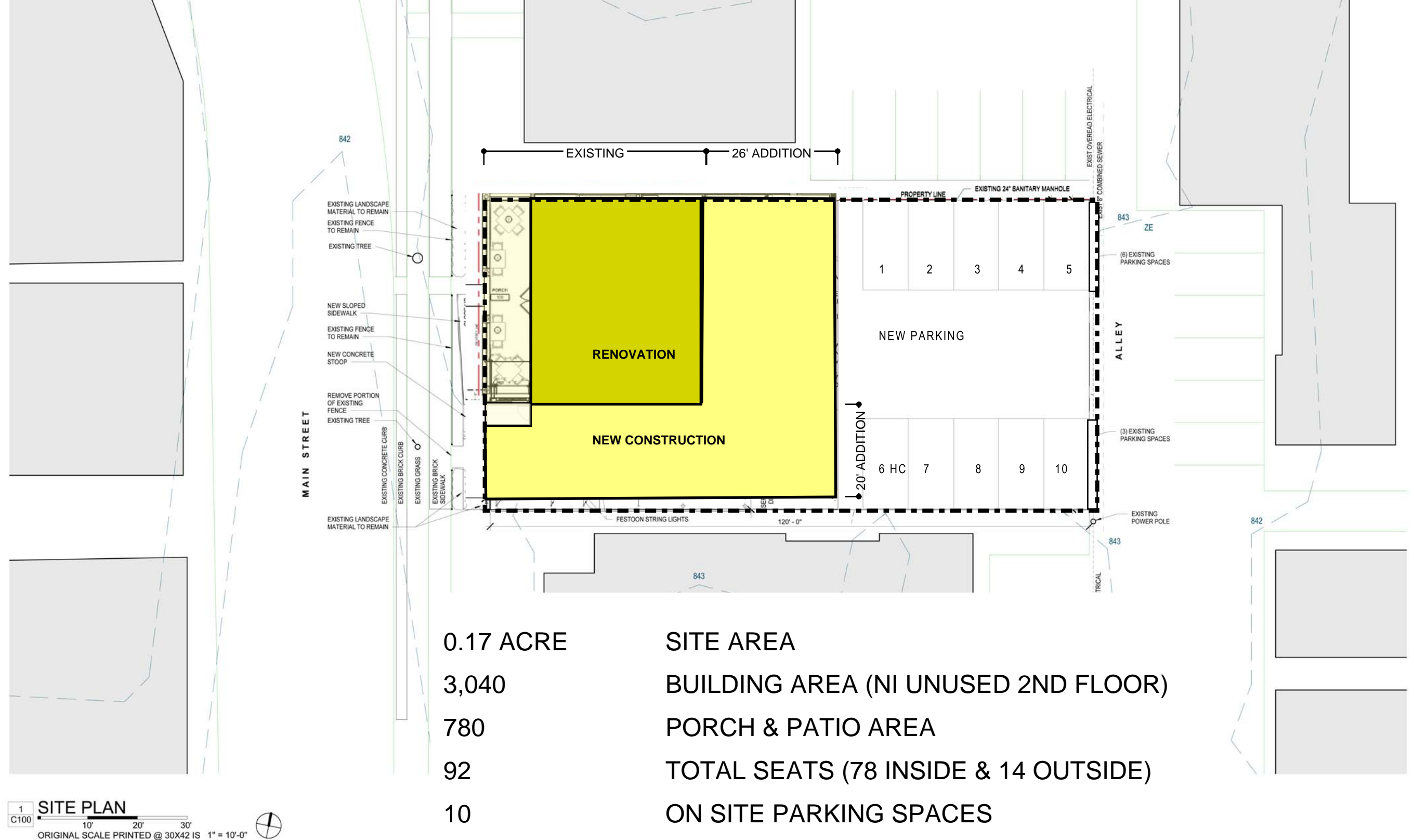
LIMITED BY PARKING BY ORDINANCE = LIMITED SEATING = LIMITED REVENUE

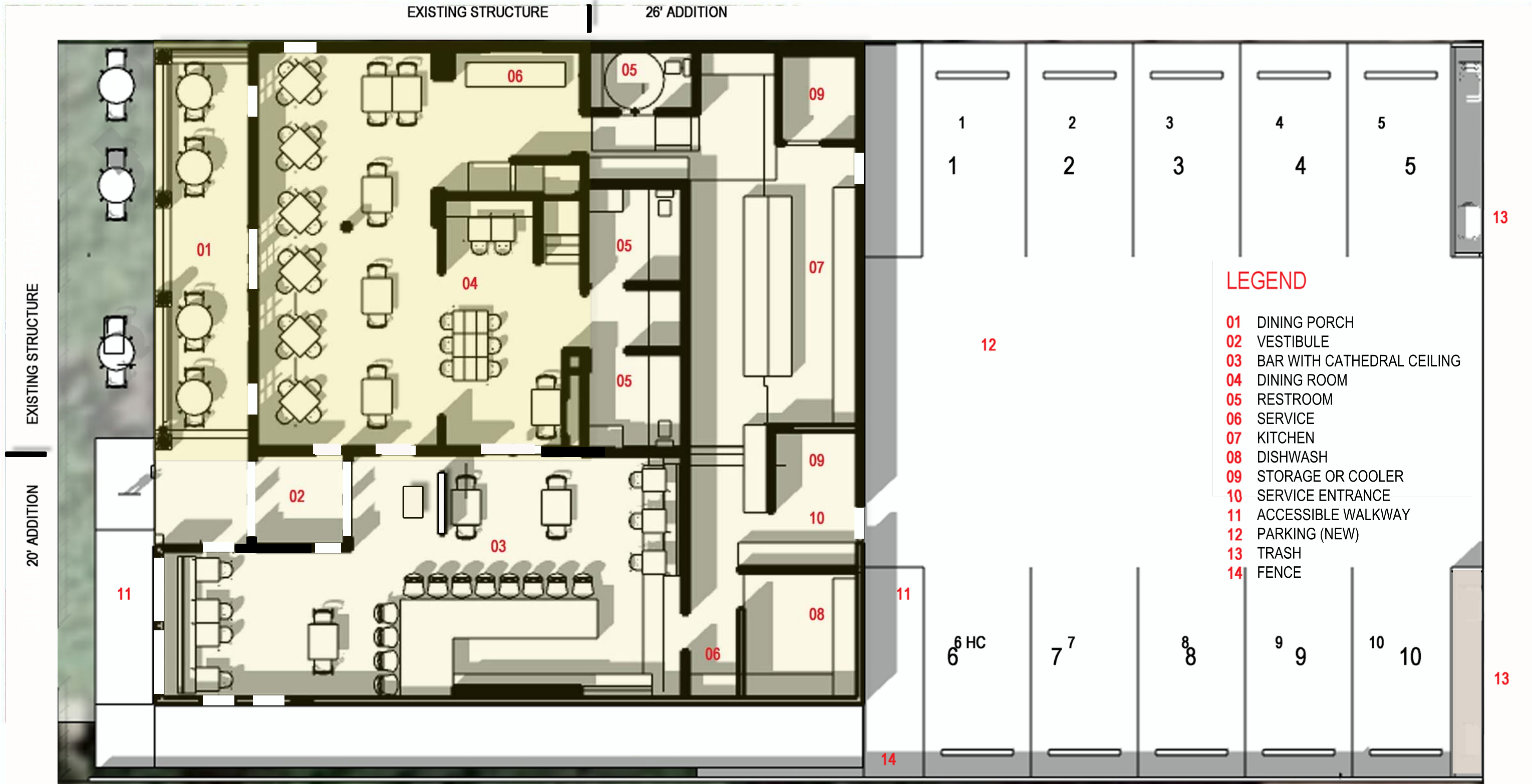
UNPRECEDENTED CONSTRUCTION INFLATION
EXACERBATED BY INEFFICIENT RENOVATION



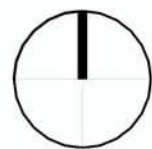
EQUALS

A NEED TO INCREASE REVENUE / CAPACITY TO OFFSET
ADDITIONAL DEVELOPMENT COSTS





78 SEATS INDOOR
14 SEATS OUTDOOR



FLOOR PLAN

SCALE: APPROXIMATELY 1/8" = 1'-0" @ 11 X 17



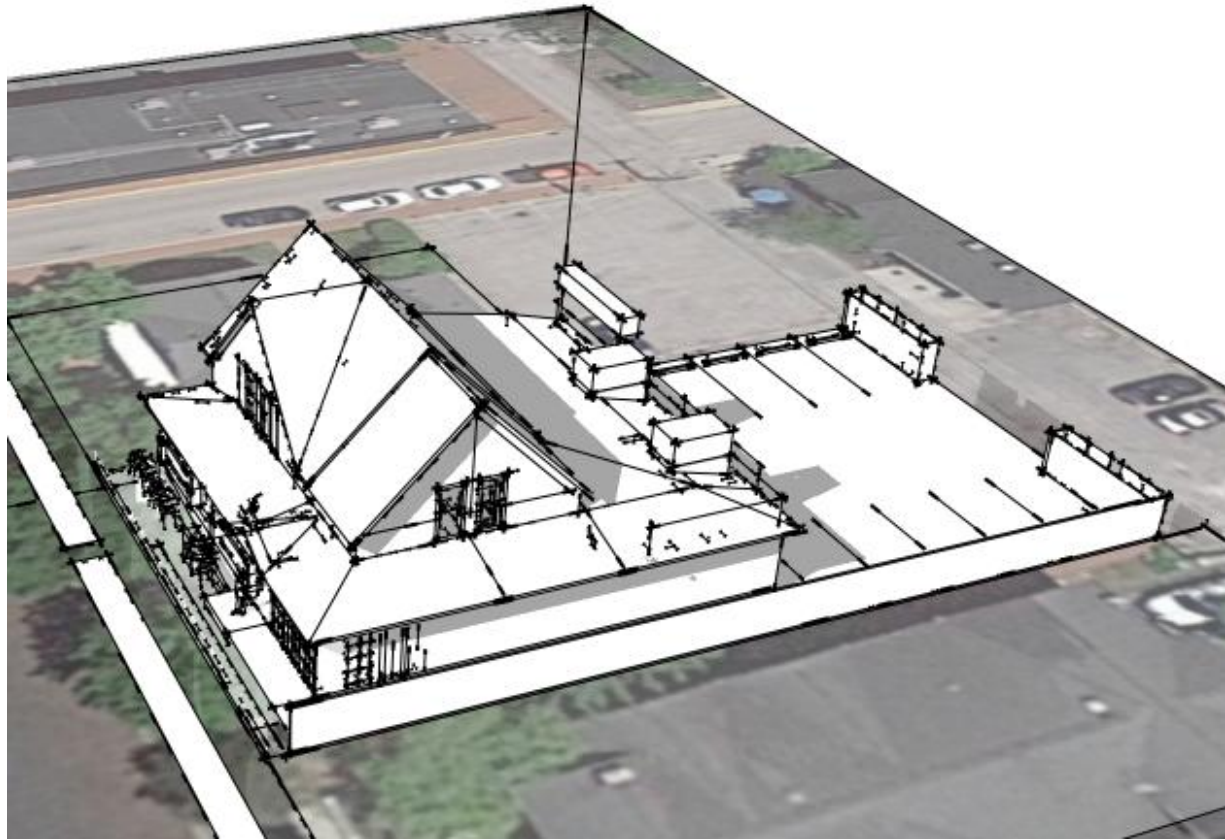
MAIN STREET ELEVATION

SCALE: APPROXIMATELY 1/8" = 1'-0" @ 11 X 17



MAIN STREET ELEVATION

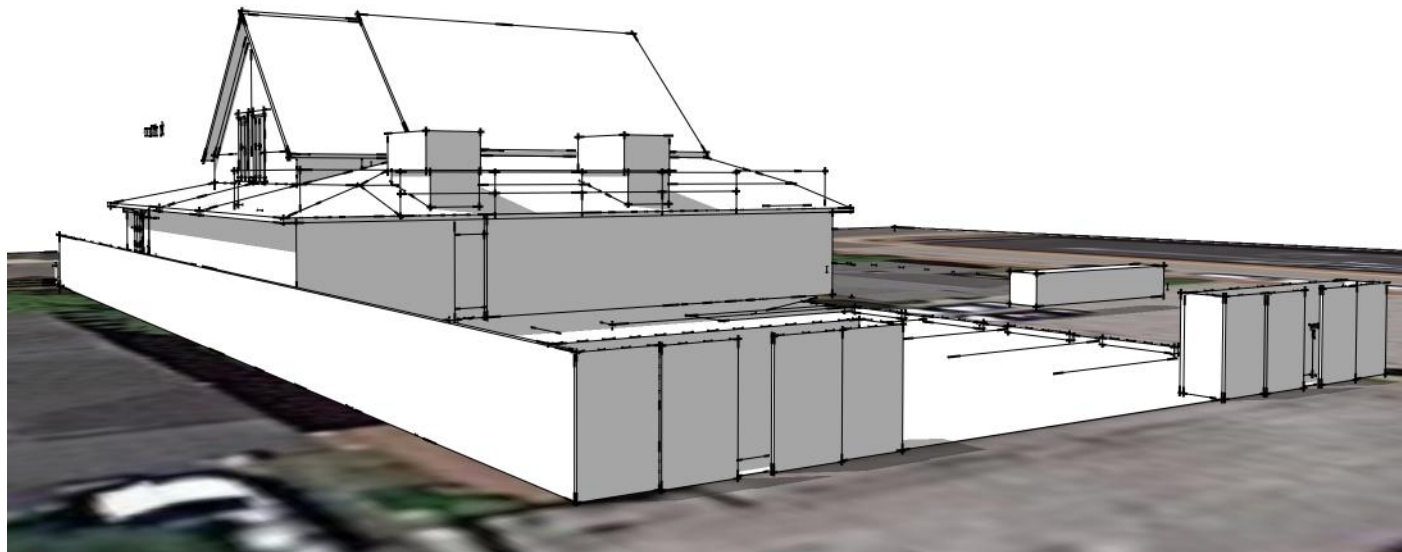
SCALE: APPROXIMATELY 1/8" = 1'-0" @ 11 X 17



AEARIAL FROM SOUTHWEST



MAIN STREET FROM SOUTHWEST



ALLEY FROM SOUTHEAST



MAIN STREET FROM NORTHWEST

BUILDING VIEWS



THANK YOU